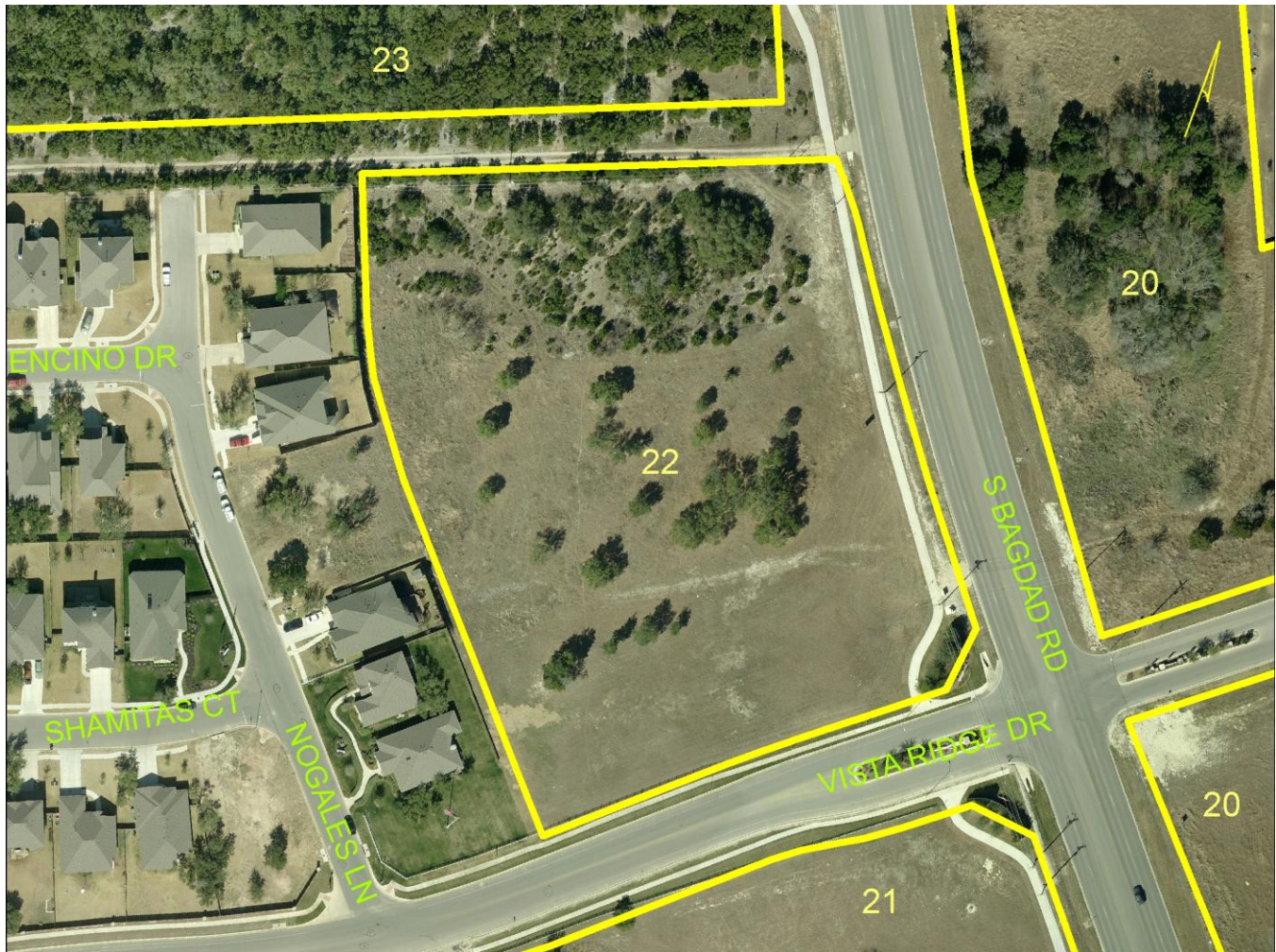


**4.6 Acres/1.87 Hectares
NWC Bagdad Road and Vista Ridge**

Site 22



4.6 acres/1.87 hectares

US 183 is 2 miles/3.2 km east

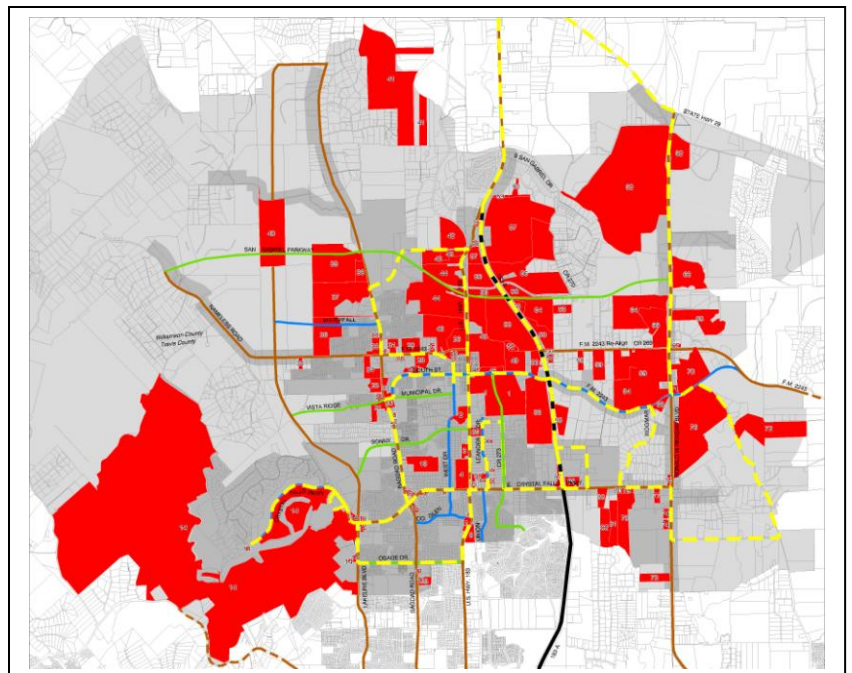
Utilities

Greenfield with Bagdad Road
frontage

Zoning - Local Commercial

Ms. Tammy Walker
(512) 947-1515 phone
tammy@synterragroup.com

Mr. Ryan Betz
(469) 682-2212
ryan@betzcompany.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

4.6 Acres/1.87 Hectares
NWC Bagdad Road and Vista Ridge

Site 22

| | | | | |
|---|--|--|--|---|
| Property | | | | |
| Total Acreage: 17 acres/6.9 hectares | | Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E | | |
| Location | | | | |
| City: Leander | | County: Williamson | | |
| Address/Directions: NWC Bagdad Road and Vista Ridge intersection, adjacent to the Vista Ridge subdivision, north of Robin Bledsoe Memorial Park | | | | |
| Within City Limits: Yes | | Distance from City Limits: Not Applicable | | |
| Distance to US Highways: 2 miles/3.2 kilometers | | Type of Zoning: General Commercial | | |
| Distance to Interstate Highways: 12 miles/19 km | | | | |
| General Site Information | | | | |
| Previous Use of Site: Open Farm Land | | General Condition: Good | | Dimensions: 400 x 460 feet/122 x 141 meters |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on cobbly clay with 1 to 8 percent slopes | | Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete | | |
| Adjoining Acreage Available: Yes | | Can Site Be Divided: Yes | | Lot Size: not platted |
| Improvements | | | | |
| Rail Served: No | | Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail | | |
| Proximity to Port(s): Three (3) hours to Port of Houston | | Other Improvements: several parcels in-and-around this area are owned by this one person | | |
| Fenced: Yes | | Landscaped: No | | |
| Located within an Industrial Park: No | | Type of Business: Residential with considerations for mixed-use based upon the Composite Zoning Ordinance (CZO) | | |
| Deed Restriction(s): No | | Covenants: No | | |
| Utilities | | | | |
| City of Leander Services: Department of Engineering, (512) 528-2700 | | Water - Size of Nearest Line: 8 and 18 inches/20.3 cm and 45.72 cm Pressure: 44 psi/303 kilopascals | | Sewer - Size of Nearest Line: 8 inches/20.3 cm |
| Electric Service: Pedernales Electric Cooperative (PEC) | Phone: (830) 868-6041 | Facs: (512) 268-0328 | | Email: Trista.fugate@peci.com |
| Natural Gas Service: ATMOS Energy, (512) 310-3810 | Size of Nearest Line: 6 inch/15.2 cm | | Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection | |
| Telecommunication Service: AT&T and/or SuddenLink | Phone: (512) 870-4430 and/or (979) 595-2424 | Facs: (512) 870-4475 and/or (979) 595-2445 | | Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com |
| Solid Waste Disposal: Clawson Disposal, Inc. | Phone: (512) 259-1709 | Facs: (512) 746-5807 | | Email: clawsondisp@earthlink.net |
| Sales Information | | | | |
| Contact: Ms. Tammy Walker or Mr. Ryan Betz | Phone: (512) 947-1515 or (469) 682-2212 | Facs: Not Available | | Email: tammy@synterragroup.com or ryan@betzcompany.com Web Site: www.betzcompany.com |
| Sales Price: Negotiable | | Lease Price: Not Applicable | | |
| Comments: Located on one of Leander's major north-south corridors with frontage. Numerous residents and several businesses located within walking distance of this site. Owner will divide and financial available. | | | | |